

**Town of Richmond**  
**Planning Commission Meeting**  
**AGENDA**

Wednesday, September 21st, 2022, 7:00 PM  
Online via Zoom

PLEASE NOTE: In accordance with Act 78, this meeting will be held online and conference call via Zoom only. You do not need a computer to attend this meeting. You may use the "Join By Phone" number to call from a cell phone or landline. When prompted, enter the meeting information provided below to join by phone.

For additional information about this meeting, please contact Ravi Venkataraman at 802-434-2430 or at [rvenkataraman@richmondvt.gov](mailto:rvenkataraman@richmondvt.gov).

The Zoom online meeting information is as follows:

Join Zoom Meeting: <https://us02web.zoom.us/j/83503119719>

Meeting ID: 835 0311 9719

Join by phone: (929) 205-6099

For additional information and accommodations to improve the accessibility of this meeting, please contact Ravi Venkataraman at 802-434-2430 or at [rvenkataraman@richmondvt.gov](mailto:rvenkataraman@richmondvt.gov).

1. Welcome, sign in and troubleshooting
2. Review of the agenda and adjustments to the agenda
3. Public Comment for non-agenda items
4. Approval of Minutes
  - August 17, 2022
5. Finalize and vote on the Village Residential/Commercial District and Gateway Residential/Commercial District
6. Finalize and vote on Tangential Amendments (Multifamily Dwelling Standards, Definitions, Site Plan Review, Multiple Uses on Single Lots, Parking, Powered Vehicle/Machinery Repair Use Standards, Non-Developable Portions)
7. Other Business, Correspondence, and Adjournment

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### 5. Finalize and vote on the Village Residential/Commercial District and Gateway Residential/Commercial District

- Page 7: Memorandum on the finalization of draft zoning language for the Gateway R/C District, Village R/C District, and all tangential elements
- Page 9: A semi-markup copy of the draft amendments to the Gateway Residential/Commercial District
- Page 12: A clean copy of the draft amendments to the Village Residential/Commercial District
- Page 15: Proposed additions to the Village Residential/Commercial District zoning map
- On separate standalone documents:
  - Draft zoning map for the Village Residential/Commercial District, revised September 15, 2022
  - Draft zoning map for the Gateway Residential/Commercial District, revised September 15, 2022

### 6. Finalize and vote on Tangential Amendments (Multifamily Dwelling Standards, Definitions, Site Plan Review, Multiple Uses on Single Lots, Parking, Powered Vehicle/Machinery Repair Use Standards, Non-Developable Portions)

- Page 16: Semi-markup version of amendments to Multifamily Housing development standards
- Page 18: Draft definitions proposed to be added to the Zoning Regulations
- Page 19: Draft revisions to existing definitions in the Zoning Regulations
- Page 21: Clean version of amendments to Site Plan Review applicability
- Page 22: Markup version of amendments to references to Multiple Uses on lots
- Page 24: Draft revisions to the parking table
- Page 28: Draft Powered Vehicle and/or Machinery Service use standards
- Page 29: Draft revisions to Non-Developable Portions

Richmond Planning Commission  
REGULAR MEETING MINUTES FOR September 7, 2022

Members Present:	Virginia Clarke, Lisa Miller, Mark Fausel, Joy Reap, Chris Granda, Dan Mullen, Alison Anand,
Members Absent:	Chris Cole,
Others Present:	Ravi Venkataraman (Town Planner/Staff), Erin Wagg (MMCTV)

**1. Welcome and troubleshooting**

Virginia Clarke called the meeting to order at 7:06pm.

**2. Review of the agenda and adjustments to the agenda**

Clarke reviewed the meeting agenda.

**3. Public Comment for non-agenda items**

None

**4. Approval of Minutes**

Clarke identified two typos in the minutes. Ravi Venkataraman corrected the typos accordingly.

**5. Finalize and vote on the Village Residential/Commercial District and Gateway Residential/Commercial District**

Clarke overviewed the rationale for the proposed changes to the districts: to encourage the development of more housing, to align the districts with the current town plan, to make the document more readable, and to modernize the regulations.

Clarke reviewed the proposed changes to the Gateway Residential/Commercial District. Chris Granda asked about the appropriateness of references to plans in the proposed purpose section. Venkataraman said that he would recommend condensing the purpose statement, but that because purpose statements for the most part are nonregulatory and serve as a connection between the town plan and the zoning district regulations, plans referenced in the purpose statement would not have any effect on proposed land development. Granda suggested listing the number of curb cuts in the proposed regulations with the cap on curb cuts in the district. Clarke referred to the proposed language in the site design standards regarding curb cuts which explicitly limit the number of curb cuts to the amount in existence if and when the regulations go into effect.

Joy Reap asked for clarification on residential density allowances. Clarke went over the residential density allowance listed in square feet.

Granda asked about the definition of “transparency”. Venkataraman said that the proposed zoning regulations do not include a definition for transparency, and that if no definition is in the zoning regulations then the general dictionary definition is used. Venkataraman reviewed dictionary definitions of transparency. Granda asked why the term “transparency” is used instead of “windows”. Venkataraman said that the term “transparency” is what is used in other zoning regulations. Clarke asked Venkataraman if it would be problematic if the term “windows” is used. Venkataraman said that it would not be problematic if the Planning Commission would only like glass or glass-like windows to be considered. Alison Anand asked for the purpose of the transparency requirement. Clarke said that the purpose is to make the buildings human scale, and to make sure the buildings have attractive non-blank facades. Venkataraman presented a suggested revision: “A minimum 5 percent of the façade facing Route 2 shall have transparent, non-reflective windows”. Reap and Granda asked for the rationale for non-reflective windows. Venkataraman said that the point is to make sure the windows can be seen through, and don’t appear like blank walls. Granda said that such a restriction could prevent treated glass that could provide solar gains from being installed, and recommended removing “non-reflective”. Reap concurred.

Reap asked if the housing density limit could be clarified further to better explain that the amount of units allowed is pegged to the amount of land one has. Reap suggested “one dwelling unit per 5,000 SF of land”. Clarke asked Reap if a reference to the amount of units per acre is needed. Reap said that knowing the number of units per acre could be helpful. Miller noted that density is typically written as a quantity per area or volume, and that the current draft language is inverted. Clarke said that if the new proposed standardization of density is confusing for people, then a reference to the amount of units per acre should be included. Venkataraman showed the commission examples in zoning regulations in South Burlington and Hinesburg on how density is written. Reap said that South Burlington is a different context than Richmond. Venkataraman said that we can take some lessons from South Burlington, considering that in Richmond the lot sizes in the water/sewer service area are smaller, and that working with square feet would be easier with smaller lots. Reap and Clarke said they would be ok with including the approximation of the square footage amount in acres next to the density and lot size requirements. Mark Fausel concurred. Dan Mullen said that adding the approximate acreage guidance number could create ambiguity in the regulations, and having one number would reduce ambiguity. Fausel suggested adding the conversion in acres next to square footage figures. Venkataraman said that he agreed with Mullen that adding additional numbers would create ambiguity, and that the commission should choose whether it wants to express lot size and density in acres or square feet. Clarke recommended keeping the numbers in square feet. Fausel concurred.

Reap noted that hotel uses are not included in the list of conditional uses. Clarke said that hotel uses need to be included and that the exclusion must have been an oversight.

Reap suggested looking into rezoning the lot for sale along Route 2 to allow for needed residential development on a lot that may be connected to water and sewer. Clarke said that the rezoning of the lot would be beyond the scope of the current discussion. Fausel suggested placing that lot in a separate zoning district to further restrict development and to protect the viewscape.

Clarke asked the commission for additional questions and concerns regarding the proposed Gateway Residential/Commercial District. Granda asked why Clarke doesn’t recommend voting on the proposed Gateway Residential/Commercial District regulations now. Clarke noted that the tangential elements need to be discussed and voted on simultaneously. Venkataraman said that the commission could consider the proposed Village Residential/Commercial District at a later date, but considering that the

commission is close to finalizing those draft regulations, approving both districts and all the tangential amendments in one hearing would be efficient.

Clarke reviewed the proposed Village Residential/Commercial District regulations and the proposed zoning map.

Granda asked if the proposed regulations would preclude the development of a Dollar General-type store. Clarke reviewed the proposed building design standards. Clarke raised the question of whether prohibiting national chains to be discriminatory in an area that allows retail uses. Granda said he raised the question because he anticipates the Selectboard and the public to ask similar questions during public hearings. Mullen questioned the claim that restricting Dollar General-type stores would be discriminatory, and said that major cities have regulations in place to restrict those types of stores through design regulations. Venkataraman said that they cannot place restrictions based on particular brands as it would prohibit particular people from operating businesses, but that they can create use and size restrictions that would in effect prohibit retail operations that are similar in quality and nature to Dollar General. Clarke talked about past considerations for historic design review districts and design review boards, and that in past conversations, they concluded that creating a design review board was not feasible. Clarke discussed the 2500-square-foot gross floor area restriction on commercial uses in the current district regulations. Granda said he was concerned about the possibilities if the ownership of Harrington's changed, and that he would be in favor of square footage limitations. Fausel concurred. Clarke asked Venkataraman about setting square footage limits. Venkataraman suggested a building footprint limitation over a gross floor area restriction because the latter could inhibit housing development. Clarke asked the commission for their thoughts on a 10,000 square foot building footprint limitation. Granda said that typical Dollar General stores are 9,100 square feet on one acre of land, and suggested a limitation on retail operations to 5,000 square feet. Clarke asked for Venkataraman's opinion on such a limitation. Venkataraman said that this depends on what types of operations the commission wants to see on these corridors, whether it be another market or many small boutiques. Anand asked for clarification on why the commission wants to restrict Dollar-General-store-type operations. Granda noted how their operations typically circumvent local zoning regulations and how they impact local retail. Anand and Miller expressed the need to protect the character of the town as stated in the Town Plan. Granda overviewed links he sent in the chat regarding curbing the establishment of Dollar-General-type stores.

## **6. Finalize and vote on Tangential Amendments (Multifamily Dwelling Standards, Definitions, Site Plan Review, Multiple Uses on Single Lots, Parking)**

Clarke reviewed the proposed changes to regulations regarding multiple uses on lots and proposed changes to site plan review applicability. Clarke clarified that all conditional uses would be subject to site plan review standards, and multifamily dwelling uses would not be permitted uses town-wide with this proposed change.

Clarke reviewed the changes to the proposed multifamily housing development standards. Reap said that she will need to review the proposed multifamily housing development standards further. Miller asked for the types of guidance the state is providing to promote further development of housing. Venkataraman referred to the Enabling Better Places guide and the standards set in the state designation programs that they expect within water/sewer service areas in towns. Clarke asked the commission for additional comments and concerns on the proposed multifamily housing development standards. No

members responded; Clarke said that based on the lack of responses, she is concluding that members are willing to accept the draft multifamily housing development standards.

Clarke said that at this point, the commission is not ready to approve the draft amendments, and that she hopes the commission will be prepared to vote to set a public hearing on the proposed amendments. Fausel recommended finalizing the Gateway Residential/Commercial District draft regulations at least. Anand asked about voting on the Gateway Residential/Commercial District tonight. Clarke said that all of the tangential amendments will need to be finalized first. Fausel asked if the parking standards needed to be defined in order to vote on the Gateway Residential/Commercial District. Clarke asked Venkataraman about setting a public hearing date on the items that have been finalized and then setting a public hearing date on the unresolved items during the next Planning Commission meeting. Venkataraman said that that would be fine. Fausel expressed hesitation about bundling public hearings for the Village Residential/Commercial District amendments with the Gateway Residential/Commercial District amendments. Clarke recommended voting on public hearing dates during the next Planning Commission meeting.

## **7. Other Business, Correspondence, and Adjournment**

Motion by Anand, seconded by Miller, to adjourn the meeting. Voting: unanimous. Motion carried. The meeting adjourned at 9:23 pm.

Respectfully submitted by Ravi Venkataraman, Town Planner



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TO: Richmond Planning Commission

FROM: Ravi Venkataraman, Town Planner

DATE: September 15, 2022

SUBJECT: Finalization of draft zoning language for the Gateway R/C District, Village R/C District, and all tangential elements

### Background

Enclosed in the packet are:

- A clean version of the draft language for the Village Residential/Commercial District
- A clean version of the draft language for the Gateway Residential/Commercial District
- Draft revisions to references to Multiple Uses on Properties (Sections 3.1.1, 3.1.2, 3.2.1, 3.2.2, 3.5.1, 3.5.2, 3.6.1, 3.6.2, 3.7.1, 3.7.2, 3.8.1, 3.8.2, 3.9.1, 3.9.2, 3.10.1, 3.10.2, and 4.5).
  - To note: Sections 3.3 and 3.4 are regulations pertaining to the Residential/Commercial District and Gateway Zoning District respectively.
- Draft language for Powered Vehicle and/or Machinery Services standards (Section 4.14)
- A clean version of draft revisions to exceptions to Site Plan Review requirements (Section 5.5)
- Draft language for Multifamily Housing Development Standards (Section 6.13)
- Draft changes and additions to definitions (Section 7)
- Draft revisions to the parking table (Section 6.1.2)
- Draft revisions to Non-Developable Portions (Section 2.5.2)

### Procedure

At this point, the Planning Commission may choose to hold public hearings on all the proposed amendments. The earliest date the commission could hold a public hearing is October 19, 2022. All these amendments can be reviewed at the same public hearing because all of the amendments share the same purpose and objectives—furthering the housing goals and objectives listed in the Town Plan.

### Public Notice

To inform stakeholders about the possible public hearing, I will be doing the following:

- Posting the public hearing notice in public locations at least 15 days ahead of the meeting, per statute

- Sending the public hearing notice to Seven Days for publication at least 15 days before the meeting, per statute
- Sending the public hearing notice, as well as information about the proposed amendments and participating in the public hearing to property in the Gateway area
- Directly contacting key stakeholders and informing them about the public hearing

Per statute, the public hearing notice, the proposed zoning amendments, and the draft municipal bylaw amendment report will be available to the public to view at the clerk's office. I will also post these items on the Town website.

Markup versions and a markup of the entire Zoning Regulations will be available to view ahead of the public hearing.

### Draft Motions

To facilitate action, I have prepared the following draft motion:

I, \_\_\_\_\_, move to hold a public hearing on October 19, 2022 on the proposed amendments to the Richmond Zoning Regulations Section 2.5.2, 3.1.1, 3.1.2, 3.2.1, 3.2.2, 3.3, 3.4, 3.5.1, 3.5.2, 3.6.1, 3.6.2, 3.7.1, 3.7.2, 3.8.1, 3.8.2, 3.9.1, 3.9.2, 3.10.1, 3.10.2, 4.5, 4.14, 5.5, 6.1.2, 6.13, and 7.



### **3.4 Gateway Residential/Commercial District (G)**

**3.4.1. Purpose** - This district is designed to allow for both residential and commercial uses in an area that has importance as a scenic entrance to the Town of Richmond. Development will be managed to maintain a visually-appealing corridor that reflects the rural and historic aspects of Richmond while allowing for growth.

Features of the Gateway Residential/Commercial District include:

- a) The features of commercial strip development will be avoided.
- b) A range of commercial and residential uses, including multifamily housing, will be allowed.
- c) Curb cuts will be limited to the ~~current~~ number in existence as of [date zoning goes into effect] or less – these access points will serve any new development as shared driveways or private roads.
- d) Setbacks along Route 2 will be vegetated and provide the rural greenspace appearance needed to maintain the scenic viewshed and historic settlement pattern of this area.
- e) Plans are being developed for a shared path for bike and pedestrian use to connect lots within the district and with the village center to the east and the Park and Ride to the west.
- f) Plans are being developed for future public transit along the Route 2 corridor
- g) Restoration and reuse of existing historic structures is encouraged.
- h) Multistory buildings—rather than single-story buildings—are encouraged

**3.4.2 Permitted uses** – The following uses are considered compatible with the other uses allowed in the Gateway Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB per Section 5.5 and then a Zoning Permit.

- a) Accessory dwelling
- b) Accessory uses or structures, except outdoor storage
- c) Arts/crafts studio
- d) Bed and breakfast.
- e) Child Care Facility - Family Child Care Home
- f) Dwelling, single-family
- g) Dwelling, two-family
- h) Dwelling, multifamily with up to 4 units
- i) Group home
- j) Home occupation
- k) Multiple use building if all of the uses are permitted uses allowed within the Gateway Residential/Commercial District
- l) Office, medical
- m) Office, professional
- n) Personal services

**3.4.3 Conditional Uses** - The following uses require a Conditional Use Review approval by the DRB and then a Zoning Permit:

- a) Adaptive use
- b) Bank.
- c) Brewery
- d) Business yard
- e) Car Wash
- f) Cemetery
- g) Child Care Facility – Large Family Child Care Home
- h) Child Care Facility – Center-based Child Care Facility
- i) Cottage Industry
- j) Dwelling, multifamily with five or more dwelling units.
- k) Educational Facility
- l) Fitness Facility
- m) Funeral Parlor

- n) Health Care Services
- o) Hotel or Motel
- p) Inn
- q) Kennel
- r) Laundromat
- s) Light Manufacturing.
- t) Multiple use building if all of the uses are allowed within the Gateway Residential/Commercial District and if at least one of the uses is a Conditional Use
- u) Museum.
- v) Pharmacy
- w) Powered Vehicle and/or Machinery Service
- x) Recreation facility
- y) Religious use
- z) Research laboratory.
- aa) Restaurant, Standard
- bb) Retirement community.
- cc) State- and Community-owned and Operated Institution or Facility
- dd) Supported housing facility
- ee) Tavern
- ff) Veterinary Clinics
- gg) Warehouse Use

#### 3.4.4 Dimensional Requirements

- a) **Minimum Lot Size** – 10,000 square feet
- b) **Maximum residential density** – 1 dwelling unit for every 5,000 square feet of land
- c) **Lot Dimensions** - Each lot must contain a point from which a circle with a radius of 25 feet can be inscribed within the boundary of the lot.
- d) **Lot Frontage** - No lot having frontage on a public or private road shall have less than 75 feet of continuous uninterrupted length of said frontage or the lot must have access to a public or private road with approval by the DRB pursuant to Sections 4.2 and 4.3.
- e) **Maximum Lot Coverage** - 60 percent
- f) **Height** - The height of any structure shall not exceed 35 feet, except as provided in Section 4.11.
- g) **Front Yard Setback**
  - i. 30 feet from the edge of the Route 2 right-of-way for principal structures
  - ii. For accessory structures, 10 feet behind the front of the principal structure fronting all rights-of-way except I-89
  - iii. 30 feet from the edge of the I-89 right-of-way for residential primary structures and structures hosting accessory dwelling uses
  - iv. 10 feet from the edge of the I-89 right-of-way for accessory structures associated with residential uses
  - v. 10 feet from the edge of the I-89 right-of-way for non-residential structures and their associated accessory structures
  - vi. 15 feet from the edge of all other rights-of-way for principal structures
- h) **Side Yard Setback**
  - i. For principal structures - 10 feet
  - ii. For accessory structures – 5 feet
- i) **Rear Yard Setback** –
  - i. For principal structures – 10 feet
  - ii. For accessory structures – 5 feet
- j) **Maximum Building Size** - No building shall have a footprint exceeding 10,000 square feet, with the exception of buildings that are setback more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways. Buildings set back more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways shall not have a footprint exceeding 17,000 square feet.

**3.4.5 District Specific Development Standards.** These standards are intended to ensure that the Gateway Residential/Commercial District remains a scenic entrance to the village of Richmond, and that there is

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compatibility between the residential and commercial uses. The historic settlement pattern of this area, with a vegetated greenspace adjacent to Route 2 and a pattern of mixed-use development, shall be maintained. In addition to the standards found in Section 5.5.3 when applicable, the following standards shall apply

**a) Site Design Standards**

- i. No increase in the total number of curb cuts along the Route 2 right-of-way shall be allowed after *[date zoning goes into effect]*. All new land development shall access Route 2 right-of-way by way of existing curb cuts. Existing curb cuts may be relocated in accordance with the Public Works Specifications and applicable State regulations. Further sharing of driveways that will reduce the existing number of curb cuts is encouraged.
- ii. The front yards adjacent to the Route 2 right-of-way shall be maintained in a vegetated state, and shall include naturally occurring vegetation and/or landscaping. Landscaping may include a combination of trees, shrubs, perennials, groundcovers or gardens in addition to grass. Diseased or dead vegetation shall be replaced with healthy vegetation, and a security may be required by the DRB pursuant to Section 8.2.5(c).
- iii. Parking shall not be permitted between the Route 2 right-of-way and the façades of structures that directly faces the Route 2 right-of-way.
- iv. Landscaping and/or screening shall be required to shield from view from any public road all outdoor storage, including but not limited to bulk and waste containers, free-standing utilities and mechanicals, and commercial parking and loading facilities.
- v. Provisions shall be made for pedestrian traffic.

**b) Building Design Standards.** All new, or significantly remodeled exteriors of existing structures, with the exception of single-or two-family dwellings, shall have the following design features:

- i. Any façade that faces directly onto the Route 2 right-of-way shall be designed with aesthetic, appropriate and human-scale features that are consistent with the purpose of the district. Such features may include: traditional or historic architecture, design consistency with neighboring buildings, points of interest in the façade, landscaped vegetation along the base of the façade, and/or other such visually appealing design features.
- ii. A minimum of 5% of the square footage of the façade that faces directly onto the Route 2 right-of-way shall consist of transparent windows.
- iii. Pedestrian entrances on facades that face directly onto the right-of-way of a public or private road, with exception to the I-89 right-of-way, shall be defined with overhangs, porches, or other architectural features.
- ~~iv.~~ Any principal building with a façade that faces directly onto the Route 2 right-of-way shall have a pitched roof. The roof-pitch requirement does not apply to buildings with a footprint exceeding 10,000 square feet. If a principal building is to have rooftop solar panels prior to the issuance of a Certificate of Occupancy, the principal building may have a roof of any pitch, including a flat roof.
- v. Any principal building with a façade that faces directly onto Route 2 shall provide that façade with a wood, stone or brick appearance

**c) Additional Multi-family housing standards.** All buildings which contain more than two dwelling units shall adhere to the multi-family dwelling standards in Section 6.13 of these regulations, in addition to subsections (a) and (b) above.

**3.4.6. Planned Unit Developments.** Planned Unit Developments that meet the regulations listed under Section 5.12 are allowed in the Gateway Residential/Commercial District.

### 3.3 Village Residential / Commercial District (V-R/C)

**3.3.1. Purpose** - The purpose of this district is to allow residential-compatible commercial uses to co-exist in a traditional village style, with housing of various types, including multifamily, in moderate density, and flexibility of commercial and residential building uses. The district encourages walkability between residents, businesses, and community amenities.

Features of this district include:

- Residential-compatible commercial uses on the main arterials to promote economic vitality,
- Increased and varied housing opportunities, including multi-family structures,
- Multiple use buildings that will allow more flexibility in use of property to meet changing needs in commercial real estate and live/work strategies,
- Increased walking, biking and public transit options both within and into the village area to meet climate change and livability goals,
- Street trees, landscaping, and green space to keep the village attractive for residents and visitors,
- Plentiful gathering spaces and recreational opportunities to meet community needs
- All lots will be served by municipal water and sewer

**3.3.2 Permitted Uses** - The following uses are considered compatible with the other uses allowed in the Village Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB per Section 5.5 and then a Zoning Permit

:

- a) Accessory dwelling
- b) Accessory uses or structures
- c) Arts/crafts studio
- d) Bed and Breakfast
- e) Child care facility – Family Child Care Home
- f) Dwelling, single-family
- g) Dwelling, two-family
- h) Dwelling, multifamily with up to four units
- i) Group home
- j) Home occupation.
- k) Multiple Use building if all of the uses are permitted uses within the Village Residential/Commercial District
- l) Office, medical
- m) Office, professional
- n) Personal Services

**3.3.3 Conditional Uses** - The following uses require a Conditional Use Review approval by the DRB and then a Zoning Permit:

- a) Adaptive uses
- b) Bank
- c) Cemetery.
- d) Child Care Facility – Large Family Child Care Home
- e) Child Care Facility – Center-Based Child Care Facility
- f) Cottage industry
- g) Dwelling, multifamily with more than five dwelling units.
- h) Educational facility
- i) Fitness facility

- j) Funeral parlor.
- k) Health care services
- l) Inn
- m) Laundromat
- n) Light manufacturing
- o) Multiple Use Building if all uses are allowed within the Village Residential/Commercial District and if at least one of the uses is a Conditional Use
- p) Museum.
- q) Pharmacy
- r) Powered Vehicle and/or Machinery Service
- s) Recreation facility
- t) Religious use
- u) Restaurant, standard.
- v) Retail, village-scale
- w) Retirement community.
- x) State- or community-owned and operated facilities
- y) Supported housing
- z) Veterinary Clinics

### 3.3.4 Dimensional Requirements

- a) **Minimum Lot Size** - 10,000 square feet
- b) **Maximum residential density** – 1 dwelling unit for every 5,000 square feet per dwelling unit of land
- c) **Lot Dimensions** - Each lot must contain a point from which a circle with a radius of 25 feet can be inscribed within the boundary of the lot.
- d) **Lot Frontage** - No lot having frontage on a public or private road shall have less than 75 feet of continuous uninterrupted length of said frontage or the lot must have access to a public or private road with approval by the DRB pursuant to Sections 4.2 and 4.3.
- e) **Maximum Lot Coverage** - 60 percent
- f) **Height** - The height of any structure shall not exceed 35 feet, except as provided in Section 4.11.
- g) **Front Yard Setback**
  - i. Principal structure – 10 feet
  - ii. Accessory structure – No closer to the front lot line than 10 feet behind the front of the principal structure
- h) **Side Yard Setback** -
  - i. Principal structure - 10 feet
  - ii. Accessory structure – 5 feet
- i) **Rear Yard Setback** -
  - i. Principal structure – 15 feet
  - ii. Accessory structure - 5 feet

**3.3.5 District Specific Development Standards** - These standards are intended to ensure compatibility between residential and commercial uses and retain a traditional mixed-use village appearance. The standards shall apply to all new construction and significantly remodeled exteriors of existing structures, with the exception of single-family dwelling or two-family dwelling uses.

#### a) Site Design Standards

- i. Landscaping and/or screening shall be required to shield from view from any public road all outdoor storage, including but not limited to bulk and waste containers, free-standing utilities and mechanicals, and commercial parking and loading areas.
- ii. Front yards shall be vegetated. Street trees are encouraged

#### b) Building Design Standards.

- i. Any façade of 50 feet or longer that faces directly onto the Route 2 right-of-way shall be designed with aesthetic, appropriate and human-scale features that are consistent with the purpose of the district. Such features may include: traditional or historic architecture, design consistency with neighboring buildings, points of interest in the façade, landscaped vegetation along the base of the façade, and/or other such visually appealing design features.
  - ii. ~~Any façade with frontage on a public or private road shall have a minimum transparency of 5% of the square footage of the façade, and one or more entrance(s) in that façade. A minimum of 5% of the square footage of a building façade that faces directly onto a public road right-of-way shall consist of transparent windows.~~
  - iii. Entrances shall be defined with overhangs, porches, or other architectural features.
  - iv. Principal buildings shall have pitched roofs. If a principal building is to have rooftop solar panels prior to the issuance of a Certificate of Occupancy, the principal building may have a roof of any pitch, including a flat roof.
  - v. Any principal building with a public road-facing façade will provide that façade with a wood, stone or brick appearance
- c) **Additional Multi-family housing standards.** All housing that contains more than two dwelling units shall, in addition to subsections (a) and (b) above, adhere to the multi-family standards in Section 6.13 of these regulations.
- d) **Traffic Impact –**
- i. A transportation impact study shall be required for uses which generate more than 70 vehicle trip ends on adjacent roads during the P.M. peak hour for the first 40,000 square feet of land development area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of land development area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize “Trip generation – Tenth Edition”, Institute of Traffic Engineers (ITE), or its equivalent, or any subsequent and most recent publication thereof, and may use estimates from other sources, including local traffic counts, if the above publication does not contain data for a specific use or if a use contains unique characteristics that cause it to differ from national traffic estimates.
  - ii. For establishments that generate more than 70 vehicle trip ends during the P.M. peak hour, the Development Review Board shall review the level of service of adjacent roads. Based on its review as well as consultation with the Road Foreman, the DRB may put forth permit conditions to mitigate adverse traffic impacts. Permit conditions may include:
    - i. Site improvements to improve access management, such as the creation of secondary access points, the reduction of the width of curb cuts, or the like;
    - ii. Improvements to internal circulation, including the creation of narrower roadway widths, pedestrian pathways, and the like;
    - iii. Improvements with connections with adjacent properties, such as, but not limited to, the creation of additional vehicle or pedestrian access points, the installation of signage and traffic lights, and adjustments to intersections to reduce pedestrian crossing distances and to slow traffic.

**3.3.6 Planned Unit Developments** that meet the regulations under Section 5.12 of these regulations are allowed in the Village Residential/Commercial District.

Village Residential/Commercial District -- additions to the map -- 9.12.22

This district will consist of all the current R/C ZD **plus:**

- 2 parcels next to Greensea on SW side of E Main St
- 6 parcels next to Arabesque, Inc on SW side of W Main St
- 4 parcels on NE side of W Main St, from Ski Express to Millet St (including Goodwin-Baker Building)
- 4 parcels on Depot St
- 4 parcels on SW side of Railroad St
- W side of Jericho Rd from Ski Express to School St
- E side of Jericho Rd from Harley Brown building to **across from end of Tilden Ave**
- 5 parcels across from RCCC ("O'Brien block")

## 6.13 Multifamily Housing Development Standards

**6.13.1 Applicability.** The provisions of this section apply to land development creating new multifamily dwelling uses, and additional dwelling units within a lot that result in the creation of three or more dwelling units on the lot.

**6.13.2. Front Doors.** Buildings must have at least one entrance door on the façade facing the front yard that is sheltered and defined by a porch, pent roof, roof overhang, hooded front door or other similar architectural element. If each unit has a separate door on the front facade, then each door must be sheltered and defined.

**6.13.3. Fire Escapes and Entry Stairs.** Exterior fire escapes when needed and exterior entry stairs to upper floor units if included must be located to the side or rear of the building. If located to the side, they must be set back at least 8 feet from the frontline of the building. Fully or partially enclosing exterior stairs with durable materials that are compatible with the exterior cladding of the building is strongly encouraged.

**6.13.3. Garages and Underbuilding Parking Entries.** Garage doors and entrances to underbuilding parking must either be:

- a) Oriented to the side or rear (not facing a street) of the lot; or
- b) Set back at least 8 feet from the frontline of the building if facing a street.

**6.13.4. Driveways and Parking Areas.** The width of residential driveways between the street and building frontline must not exceed the lesser of 20% of the lot width or 20 feet. The driveway may widen at a point at least 8 feet behind the frontline of the building to provide parking, turnaround space and/or access to garage or underbuilding parking entrances.

**6.13.5.** Parking areas must be screened with privacy fencing and/or vegetation as needed to prevent light trespass from vehicle headlights onto adjoining properties.

**6.13.6. Privacy.** Buildings must be located, oriented and designed to protect the privacy of residents and their neighbors. Consideration should be given to factors such as:

- a) The height and proximity of ground floor windows to the sidewalk, street or public spaces;
- b) The alignment of windows between adjacent buildings;
- c) The potential for overlook from surrounding buildings into private outdoor space; and
- d) The use of building offsets, architectural features, fences, walls and landscaping to shield views into private outdoor spaces.

**6.13.7. Outdoor Living Space.** Twenty percent of the lot or project area has Residential units must have private, semiprivate or common outdoor living space(s) as follows that satisfy a, b) or c) below.

- a) Each unit ~~must have~~ has a private or semi-private outdoor living space (yard, patio, courtyard, terrace, porch, balcony, deck, rooftop garden, etc.) that is accessible from the residential unit



for the exclusive use of unit residents and that is at least 80 square feet in area and not less than 8 feet in any dimension; **or**

- b) The lot ~~or project area must have~~ **has a one or more** common outdoor living space(s) to be shared by building residents with the following standards:

- ~~i. There must be at least 400 square feet total of common outdoor living space(s) per dwelling unit, exclusive of any land within the required setbacks.~~
- ~~ii.i.~~ **i.** The common outdoor living spaces must be located in one or more areas conveniently accessible to building residents via an ADA-compliant ~~accessible~~ path.
- ~~iii.ii.~~ **ii.** No area of the common outdoor living spaces shall be less than 20 feet in any dimension.
- ~~iv.iii.~~ **iii.** Common outdoor living spaces must be landscaped with trees, shrubs, groundcover, ornamental plants, and like.
- ~~iv.~~ **iv.** ~~At least one area of the common outdoor living spaces, must be improved and/or landscaped to accommodate typical outdoor activities such as sitting, walking, dining, children's play, community gardening, or other such typical outdoor activities.; or~~

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- ~~c) The lot or project has a combination of private and/or commonly shared outdoor living space(s) as described in a) and b) above.~~

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**6.13.8. Landscaping.** The front yard must be landscaped with a mix of trees, shrubs and ornamental plants in a manner characteristic of other residential properties in the neighborhood. This may include planting, potentially in combination with fencing, along the frontage and property lines, as well as planting areas along walkways or building foundations). Street trees must be installed where they are not present. Applications for buildings with five or more units must provide a professionally prepared planting plan.

**6.13.9. Laundry.** There must be laundry hook-ups in each unit or common laundry facilities in the building. Clotheslines shall not be prohibited pursuant to 24 V.S.A. §4413.

**6.13.10. Bulk Storage.** Residential units must have a secured, enclosed bulk storage area for the exclusive use of unit residents that is at least 80 square feet in area and not less than 8 feet in any dimension. The storage area may be separate from the residential unit and may be located within the building or within an accessory building. If the storage area will be located within a garage, it must be in addition to the area necessary to accommodate any required parking.

**6.13.11. Mechanicals and Utilities.** Mechanicals and utilities shall be located on the side or rear of the building if feasible, and free-standing mechanicals and utilities shall be landscaped or screened to prevent visibility from a public road.

**6.13.12. Waste Storage.** Trash and recycling receptacles must be stored on a hard surface in a location that is readily accessible to building residents and screened from view from a public road. If dumpsters will be provided for waste collection, they must be kept within a four-sided enclosure constructed of durable materials.

**6.13.13. EV-Charging Parking Spaces.** One EV-charging parking space for every 10 residential units shall be provided.

New definitions

**Courtyard** – A rectangular open-space area of at least 500 square feet bounded by principal structures on at least three sides

**EV-charging parking space** – A parking space served by a functional level 2 or greater electric vehicle charging station. This space shall be provided with all necessary electric vehicle supply equipment components to ensure the delivery of energy from the grid to an electric vehicle, including but not limited to the conductors, the electrical vehicle connectors, attachment plugs, fitting devices, power, conduits, and wiring.

**Retail, large-scale** – An establishment primarily engaged in selling or renting merchandise to the general public, whose total gross floor area is greater than 5,000 square feet. This use does not include the sale of automobiles or boats (see Automobile and/or Marine Sales), sales of wood products (see Lumber Yard), and sales of medications (see Pharmacy).

**Retail, village-scale** – An establishment primarily engaged in selling or renting merchandise to the general public, whose total gross floor area is equal to or less than 5,000 square feet. This use does not include the sale of automobiles or boats (see Automobile and/or Marine Sales), sales of wood products (see Lumber Yard), and sales of medications (see Pharmacy).

**Supported housing** - A residential facility that provides housing and may also provide assistance, care, supervision or services such as medical, educational, training, personal services or life management to the residents. This housing may be temporary (as in a rehabilitation facility substance abuse treatment facility, or temporary housing for persons at risk of houselessness) or permanent (such as a nursing home or assisted living facility per 33 V.S.A. §7102)

Clean version:

**Bank** - shall mean any financial institution involved in the direct deposit or withdrawal of funds or a structure which houses facilities to deposit or withdraw funds electronically. Bank uses may include drive-through facilities.

**Hotel or Motel** - A commercial structure with 10 or more furnished rooms available for overnight rental accommodation. Customarily, the owners are not in residence, but they may be. Access to the rooms may be from an interior hallway or individually provided to each room from the outside. A single- or two-story, linear building with multiple attached units with ready access to the guests' cars, is usually considered a motel. Meals and additional amenities may be provided for guests, and the general public, as long as Standard Restaurant uses are allowed in the zoning district in which the use is located. The primary use and appearance of the structure is considered commercial.

**Inn or Guest House** - A residential structure, which may or may not be occupied by the owner, with fewer than 10 furnished rooms available for overnight rental accommodation. Access to each room is from the interior. Meals may or may not be served to guests. The commercial provision of accommodation is considered the primary use of the structure, but the appearance of the structure is residential, and may be historic.

**Light manufacturing** – The processing, fabrication, assembly, treatment, and packaging of products provided that all light manufacturing activities are conducted entirely within a building and do not produce noise, vibration, air pollution, fire hazard, noxious odors or emissions, or any other such impacts that will disturb or endanger neighboring properties. Customary accessory uses include the storage, distribution and retail sales of goods produced on site, provided that all accessory use activities are confined entirely within the building hosting the light manufacturing use.

**Personal Services** – A business providing services involving personal grooming or the care of a person's apparel, including, but not limited to, hairdressing, barbering, manicure, shoe repair, massage, tanning salon, clothing repair or alteration, and laundry and dry cleaning (but not including self-service laundromat operations). The sales of merchandise related to the services provided are customary accessory uses to Personal Services uses.

Remove **"Business, Retail", "Distribution Center", "Retail Sales", "Wholesale Trade", and "Motel"** from Zoning Regulations

Markup of original definition:

**Bank** - shall mean any financial institution involved in the direct deposit or withdrawal of funds or a structure which houses facilities to deposit or withdraw funds electronically. Bank uses may include drive-through facilities.

**Hotel or Motel** - ~~A structure containing more than six (6) guest rooms with access usually from a common hallway.~~ A commercial structure with 10 or more furnished rooms available for overnight rental accommodation. Customarily, the owners are not in residence, but they may be. Access to the

rooms may be from an interior hallway or individually provided to each room from the outside. A single- or two-story, linear building with multiple attached units with ready access to the guests' cars, is usually considered a motel. Meals and additional amenities may be provided for guests, and the general public, as long as Standard Restaurant uses are allowed in the zoning district in which the use is located. The primary use and appearance of the structure is considered commercial.

**Inn or Guest House** - A residential structure, which may or may not be occupied by the owner, with ~~more-fewer~~ than ~~six-10~~ furnished rooms ~~offering-available for~~ overnight ~~lodging~~ rental accomodation, and which may serve food and/or alcoholic beverages to guests and to the general public. Access to each room is from the interior. Meals may or may not be served to guests. The commercial provision of accommodation is considered the primary use of the structure, but the appearance of the structure is residential, and may be historic.

**Light Manufacturing** - The processing ~~and~~ fabrication, assembly, treatment, and packaging of certain materials and products where no process involved will provided that all light manufacturing activities are conducted entirely within a building and meet the performance standards of these regulations produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties. Light manufacturing includes the production of the following goods: Home appliances; electrical instruments; office machines; precision instruments; electronic devices; timepieces; jewelry; optical goods, musical instruments; novelties; wood products; printed material; lithographic plates; type composition; bookbinding; machine tools; dies and gages; ceramics; apparel; lightweight non-ferrous metal products; plastic goods, pharmaceutical goods; and food products, but not animal slaughtering, curing, nor rendering of fats. Customary accessory uses include the storage, distribution and retail sales of goods produced on site, provided that all accessory use activities are confined entirely within the building hosting the light manufacturing use.

**Personal Service(s)** — A business providing services involving personal grooming or the care of a person's apparel, including, but not limited to, Services such as hairdressing, barbering, manicure, shoe repair, massage, tanning salon, clothing repair or alteration, and laundry and dry cleaning (but not including self-service laundromat operations). The sales of merchandise related to the services provided are customary accessory uses to Personal Services uses.

## **5.5 Site Plan Review**

**5.5.1 Applicability** - The establishment or expansion of Permitted Uses requires Site Plan Review by the DRB prior to obtaining a Zoning Permit with the exception of the following uses:

- a) Agriculture, Silviculture, and Horticulture
- b) Accessory structures related to dwelling single-family, dwelling two-family, and dwelling multifamily of up to four dwelling units
- c) Arts/crafts studio
- d) Bed and Breakfast
- e) Dwelling, single-family
- f) Dwelling, two-family
- g) Dwelling, multifamily with up to four dwelling units
- h) Home occupations except Family Child Care Homes serving more than six children and less than 11 children.
- i) Group homes
- j) Personal Services

#### 4.5 Multiple Use of Lots

There shall be only one Principal Structure on a lot and there shall only be one use on a lot, unless ~~the lot is part of a Residential PUD or PUD as specified in Section 5.12, otherwise provided~~ elsewhere in these regulations.

**3.1.1 Allowable Uses on Issuance of Zoning Permit by Administrative Officer** - The following uses shall be allowed in the A/R District after issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required. ~~Unless otherwise provided, only one principal use may be approved on one lot:~~

**3.1.2 Allowable Uses Upon Issuance of Conditional Use Approval** - The following uses may be allowed in the A/R District after issuance of conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with accessory structures, may be approved on one lot:~~

**3.2.1 Allowable Uses on Issuance of Zoning Permits by Administrative Officer** - The following uses shall be allowed in the HDR District after issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required ~~Unless otherwise provided, only one principal use may be approved on one lot:~~

**3.2.2 Allowable Uses Upon Issuance of Conditional Use Approval** - The following uses may be allowed in the HDR District after issuance of a conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with its accessory structures, may be approved on one lot.~~

**3.5.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer** - The following uses shall be allowed in the V/C District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB pursuant to Section 5.5 shall also may be required. ~~Unless otherwise provided, only one principal use may be approved on any one lot:~~

**3.5.2 Allowable Uses Upon Issuance of Conditional Use Approval** - The following uses may be allowed in the V/C District after issuance of conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with its accessory structures, may be approved on one lot.~~

**3.6.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer** - The following uses shall be allowed in the C District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB pursuant to Section 5.5 may shall also be required. ~~Unless otherwise provided, only one principal use may be approved on any one lot:~~

**3.6.2 Allowable Uses Upon Issuance of Conditional Use Approval** - The following uses may be allowed in the C District after issuance of conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with its accessory structures, may be approved on one lot:~~

**3.7.1 Allowable Uses Upon Issuance of a Zoning Permit by Administrative Officer** - All of the following uses shall be allowed in the I/C District after issuance of a Zoning Permit by the Administrative Officer ~~and Site Plan and approval by the DRB shall also be required.~~ Site Plan

~~Review and approval by the DRB pursuant to Section 5.5 may be required. Only one principal use may be approved on any one lot, with the exception of those lots approved through the PUD/Residential PUD Section.~~

**3.7.2 Allowable Uses Upon Issuance of Conditional Use Approval** - The following uses, ~~with accessory structures,~~ may be allowed in the I/C District after issuance of conditional use approval by the DRB.

**3.8.1 Allowable Uses on Issuance of Zoning Permit by Administrative Officer** - The following uses are allowed uses in the MHP District after issuance of a Zoning Permit by the Administrative Officer. ~~. Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required Unless otherwise provided, only one principal use may be approved on one lot:~~

**3.8.2 Allowable Uses Upon Issuance of Conditional Use Approval** - The following uses may be allowed in the MHP District after issuance of conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with its accessory structures, may be approved on one lot:~~

**3.9.1 Allowable Uses Upon Issuance of Zoning Permit and Site Plan Approval** - The following uses shall be allowed in the Jolina Court District upon issuance of a Zoning Permit by the Administrative Officer. ~~. Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required. Site Plan Approval shall be required as in Section 5.5.1. More than one use per lot is allowed in this district.~~

**3.9.2 Allowable Uses Upon Issuance of Conditional Use Approval** - The following uses shall be allowed in the Jolina Court District upon issuance of conditional use approval by the DRB. ~~More than one use per lot is allowed in this district.~~

**3.10.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer** - The following uses shall be allowed uses in the Village Downtown District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Review by the DRB pursuant to Section 5.5 shall also may be required. ~~More than one principal use per lot is allowed in this district.~~

**3.10.2 Allowable Uses Upon Issuance of Conditional Use Approval** - The following uses may be allowed in the Village Downtown District after issuance of conditional use approval by the DRB. ~~More than one principal use per lot is allowed in this district.~~

**To note:** Edits to the Gateway and Village Residential/Commercial Districts will be incorporated into the revisions to the entire district.

### 6.1.2 Off-Road or Highway Parking Requirements -

- a) All required parking spaces shall have a minimum width of nine (9) feet and a minimum length of eighteen (18) feet.
- b) Parking lot aisles shall meet the following minimum dimensional standards:

Parking Pattern	Minimum One-Way Aisle Width	Minimum Two-Way Aisle Width
90° Perpendicular	Twenty feet	Twenty- <del>five</del> -four feet
60° Angle	Eighteen feet	Twenty- <del>four</del> -ive feet
45° Angle	Sixteen feet	Twenty- <del>four</del> -ive feet
30° Angle	Fourteen feet	Twenty- <del>four</del> -ive feet
Parallel	Twelve feet	Twenty feet

- c) The required number of off-Road or Highway parking spaces shall be as follows. The minimum amount of parking spaces is the expected demand for parking and building to the minimum required amount of parking is encouraged:

Land Use \ Building Type	Required Parking Spaces <del>*SFGFA = Square feet of gross floor area</del> <del>**SFGRA = Square feet of gross retail area</del>
Auto repair \ Painting	<del>2.0 per 1,000 SFGFA*</del>
Bank	<del>3.3 per 1,000 SFGFA*</del>
Bank with drive-through facility	<del>3.0 per 1,000 SFGFA*</del>
Bowling alley	<del>4.5 per lane</del>
Church/Synagogue/Conference area	<del>.5 per seat or 22 linear inches of bench</del>
Cleaners	<del>1.5 per 1,000 SFGFA</del>
Convenience store	<del>7.5 per 1,000 SFGFA*</del>
Eating and drinking establishment —	<del>20 per 1,000 SFGFA*</del>
Drive-through facility	<del>3 spaces per drive-through window</del>
Fast food restaurant	<del>14 per 1,000 SFGFA*</del>
Furniture store	<del>2 per 1,000 SFGFA*</del>
Hardware store	<del>3 per 1,000 SFGFA*</del>
Hospital/clinic	<del>1.5 per bed</del>
Hotel or Motel	<del>1 per room</del>
Industrial park	<del>1.6 per 1,000 SFGRA**</del>
Laundromat	<del>5.0 per 1000 SFGRA*</del>
Museum	<del>3.3 per 1,000 SFGRA**</del>
Nursing home	<del>.33 per room</del>



<del>Personal services establishment</del>	<del>2.0 per 1,000 SFGFA +1 per customer service station</del>
<del>Professional office</del>	<del>3.5 per 1,000 SFGFA*</del>
<del>Recreation center</del>	<del>4 per 1,000 SFGFA*</del>
<del>Residential:</del> <del>—Accessory dwelling</del> <del>—Bed and breakfast</del> <del>—Boarding house/dormitory</del> <del>—Child care home</del> <del>—Retirement Community</del>	<del>1 per unit</del> <del>1 per sleeping room + 2 per dwelling</del> <del>1 per sleeping room</del> <del>2 per dwelling unit + 1 per nonresident employee</del> <del>0.5 per dwelling unit or other sleeping room</del>
<b>Land Use \ Building Type</b>	<b>Required Parking Spaces</b> <b>*SFGFA = Square feet of gross floor area</b> <b>**SFGRA = Square feet of gross retail area</b>
<del>—Fraternity / sorority</del> <del>—Group home</del> <del>—Home occupation</del> <del>—Multi-family (3 or more units)</del> <del>—Single-family</del> <del>—Two-family</del> <del>—Triplex</del>	<del>1.5 per 1,000 SFGFA*</del> <del>0.3 per sleeping room</del> <del>2 per dwelling unit + 1 per nonresident employee</del> <del>2 per dwelling unit + 1 guest space per each 10 units</del> <del>2 per dwelling unit</del> <del>2 per dwelling unit</del> <del>2 per dwelling unit</del>
<del>Retail sales establishment</del>	<del>2.5 per 1,000 SFGFA*</del>
<del>Service station</del>	<del>5.5 per 1,000 SFGFA*</del>
<del>Shopping center</del>	<del>4 per 1,000 SFGFA* + 10 spaces/1,000 sq. ft. food service. Off-site employee parking may allow 15% reduction.</del>
<del>Sports club \ Health spa</del>	<del>5 per 1,000 SFGFA*</del>
<del>Warehouse</del>	<del>0.25 per 1,000 SFGFA*</del>

<b>Land Use</b>	<b>Minimum Parking Spaces</b>	<b>Maximum Parking Spaces</b>
Accessory Dwelling	None	1 space per dwelling unit
Amusement Arcade	0.25 space per maximum occupancy	None
Artists/Crafts Studio	1 space per 1,000 SFGFA	None
Automobile and/or Marine Sales	1 space per employee	None
Bank	2 spaces per 1,000 SFGFA	4 spaces per 1,000 SFGFA
Bed and Breakfast	1.5 spaces plus 1 space per guest room	None
Brewery	1 space per employee	None
Business Yard	1.5 spaces per 1,000 SF of the retail area	3 spaces per 1,000 SF of the retail area
Car Wash	1 space per employee	None
Catering Services	1 space per employee	None
Cemetery	2 spaces	None
Center-Based Child Care Facility	1 space per 3 children	None
Communication Use	1 space	None
Dwelling, Multifamily	1.5 spaces per dwelling unit	None
Dwelling, Single-family	1.5 spaces per dwelling unit	None
Dwelling, Two-family	1.5 spaces per dwelling unit	None
Educational Facility	1 space per employee	1 space per 3 students

Equipment Supply and Rental	1.5 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Extraction of Earth Resources	1 space per employee	None
Fitness Facility	0.25 space per maximum occupancy	None
Food Processing Establishment	1 space per employee	1 space per 1,000 SFGFA
Funeral Parlor	1 space per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Health Care Services	2 spaces per 1,000 SFGFA	None
Horticulture	1.5 spaces per 1,000 SF of the retail area	3 spaces per 1,000 SF of the retail area
Hotel or Motel	1 space per guest room	None
Hospital	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Inn or Guest House	1 space per room	None
Kennel	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Large Family Child Care Home	1 space per three children	None
Laundromat	3 spaces per 1,000 SFGFA	1 space per 2 washing machines
Light Manufacturing	1 space per employee	1 space per 1,000 SFGFA
Lumber Yard	2 spaces per 1,000 SF of the retail area	3 spaces per 1,000 SF of the retail area
Museum	1.5 spaces per 1,000 SFGFA	2 spaces per 1,000 SFGFA
Office, Business	1 space per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Office, Medical	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Personal Services	1.5 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Pharmacy	1.5 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Powered Vehicle and/or Machinery Service	1.25 spaces per employee	3 spaces per 1,000 SFGFA
Private Club	0.25 spaces per maximum occupancy	None
Recreation Facility	2 spaces + 0.25 space per 1,000 SFGFA of all structures	None
Religious Use	0.25 space per maximum occupancy	None
Research Laboratory	1 space per 1,000 SFGFA	None
Restaurant, Standard	15 spaces per 1,000 SFGFA	20 spaces per 1,000 SFGFA
Restaurant, Fast Food	10 spaces per 1,000 SFGFA	15 spaces per 1,000 SFGFA
Retail, Large Scale	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Retail, Village Scale	2 spaces per 1,000 SFGFA	4 spaces per 1,000 SFGFA
Retirement Community	0.5 spaces per dwelling unit	1 space per dwelling unit
State and Community-Owned and -Operated Institutions and Facilities	2 spaces per 1,000 SFGFA	None
Supported Housing	0.5 spaces per room	0.5 space per room + 1 space per employee
Storage, Indoor	0.5 spaces per 1,000 SFGFA	1 space per 1,000 SFGFA
Storage, Outdoor	0.5 space per 1,000 SF of area used for outdoor storage	1 space per 1,000 SF of area used for outdoor storage
Tavern	4 spaces per 1,000 SFGFA	20 spaces per 1,000 SFGFA
Theater	0.5 space per maximum occupancy	None
Vehicle Fueling Station	1 space per fueling pump	None
Veterinary Clinic	2.5 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Warehouse	0.5 spaces per 1,000 SFGFA	1 space per 1,000 SFGFA

- ~~d) If the land use or building type is not contained in this zoning ordinance, then the American Planning Association's 'Off Street Parking Requirements' shall provide the range for the number of spaces required.~~
- e) For properties that host multiple uses, including but not limited to properties hosting Commercial Multi-Use, Accessory Uses, Adaptive Uses, Cottage Industry Uses, and Home Occupation Uses, the amount of parking required will be based on the parking requirements of the use or uses listed in the table in Section 6.1.2(c) most similar to the use or uses on the subject property. The Administrative Officer shall determine the similarity of the uses based on the definitions of uses in Section 7. The parking requirements per use shall apply to the portions of the property carrying out the respective uses.
- ~~d)f) For any use not explicitly listed above in Section 6.1.2(c), the amount of parking required will be based on the parking requirements of the use listed in the table in Section 6.1.2(c) most similar to the use or uses on the subject property. The Administrative Officer shall determine the similarity of the uses based on the definitions of uses in Section 7.~~
- e) For Automobile and/or Marine Sales uses, accessory uses that involve automobile and/or marine sales or uses similar to Automobile and/or Marine Sales uses, the storage of vehicles is not included in the parking requirements. The storage of vehicles contributes to the square footage of the Automobile and/or Marine Sales use on any property.

**4.14 Powered Vehicle and/or Machinery Services** -- All powered Vehicle and/or Machinery Services uses shall adhere to the following requirements and standards:

**4.14.1** All repairs shall occur within a building, and all vehicle lifts, machinery, tools and supplies shall be stored within a building.

**4.14.2** If any outdoor activities are expected, including but not limited to, temporary storage of recyclables such as discarded tires or scrap metal awaiting collection, and/or dismantled cars being used for parts, screening such as a fence or sight-impervious vegetation shall be installed to protect the view from neighboring properties and from the public right-of-way. In addition:

- a) Recyclables shall be collected at least monthly; and
- b) There can be no more than 4 spare-part vehicles on the lot at any one time.

**4.14.3** Access and egress must be provided such that no vehicle leaving the property backs out onto a public road right-of-way. This may require a vehicle turn-around area on the property.

**4.14.4** Customary accessory uses include rebuilding, reconditioning, painting and body shop work; the sale and installation of parts and accessories; accessory electric vehicle charging stations, and the sale or leasing of no more than 4 vehicles located on the property at any one time.

**2.5.2 Non-Developable Portions** - ~~Each Lot must contain at least one contiguous 10,000 square foot area of land that is capable of supporting Land Development, excluding land on the lot that is subject to a permanent conservation easement held by a qualified organization in accordance with 10 VSA §6301a(2).~~ The following areas of a lot shall be deemed incapable of supporting any Land Development:

- a) Wetlands, streams, rivers, ponds, or lakes;
- b) Slopes equal to or greater than thirty-five percent - 35%;
- c) Publicly owned land or publicly owned or controlled Road or Highway right of ways;
- d) Privately owned vehicular or utility easements or rights of way;
- e) Those portions of a lot for which development rights have been transferred to another party; and,
- f) Any land within the flood hazard overlay district for uses not authorized within the flood hazard overlay district (Section 6.8).